CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
NOVEMBER 20, 2018 - CITY HALL COUNCIL CHAMBERS

CALL TO ORDER
Mayor Patino called the meeting to order at 5:00 p.m.

ROLL CALL:
MEMBERS PRESENT:
Councilmember Mike Cordero, Councilmember Michael Moats, and Mayor Alice Patino

MEMBERS ABSENT:
Councilmember Jack Boysen and Councilmember Etta Waterfield

STAFF MEMBERS PRESENT:
City Manager Stilwell, City Attorney Trujillo, Assistant City Attorney Sinco, Director of Human Resources & Records, Negotiator Robert McLeod, and Deputy City Clerk Cleary (for roll call only).

PUBLIC COMMENT PERIOD
There were no requests to speak.

RECESS
Mayor Patino recessed to a Closed Session at 5:03 p.m. for:

1) CONFERENCE WITH LABOR NEGOTIATORS pursuant to Section 54957.6 of the Government Code: Agency Representatives: City Manager Jason Stilwell, Director of Human Resources & Records Jayne Anderson, and Consulting Negotiator Robert MacLeod. Employee Organizations: Service Employees International Union (SEIU) Local 620, Santa Maria Police Association of Middle Management (SMPAMM), Santa Maria City Fire Fighters' Union Local 2020 (Local), Non-Represented Management and Confidential Employees, and Public Safety Managers.

2) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION pursuant to Subdivision (d)(1) of Government Code Section 54956.9. *Sean Gowing v. City of Santa Maria*, Workers' Compensation Appeals Board Case Nos. ADJ9534944 and ADJ9534945, Claim Nos. SATL-547905 & SATL-547861.

3) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Initiation of litigation pursuant to Subdivision (d)(4) of Government Code Section 54956.9: (One potential case)

INVOCATION
Pastor Jon Stone of Crosspointe Church gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG
Councilmember Cordero led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino reconvened the meeting and called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT:
Councilmember Mike Cordero, Councilmember Michael Moats, and Mayor Alice Patino

MEMBERS ABSENT:
Councilmember Jack Boysen and Councilmember Etta Waterfield

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, City Attorney Gilbert Trujillo, Director of Human Resources and Records Jayne Anderson, Principal Civil Engineer David Beas, Fire Chief Leonard Champion, Solid Waste Manager Heriberto Cantu, Chief of Police Phillip Hansen, Director of Finance Mary Harvey, City Librarian Mary Housel, Director of Community Development Chuen Ng, Director of Recreation and Parks Alex Posada, Assistant City Attorney Philip Sinco, Assistant City Manager Patrick Wiemiller, and Deputy City Clerk Beth Cleary

CLOSED SESSION REPORT: CITY ATTORNEY
City Attorney Trujillo announced that there was no reportable action associated with Closed Session Items 1-3.

1 PROCLAMATIONS/PRESENTATIONS

A. Mayor Patino presented a Proclamation recognizing Friday, November 23, 2018, as "Native American Heritage Day" in the City of Santa Maria, and encouraging all residents and businesses

to celebrate the history and culture of Santa Maria's Native Tribes and Communities. Linda Billey-Sevedge accepted the Proclamation, recounted the history of Native American Heritage Month, and presented a poster and basket of fruit and herbs in appreciation of the Council's support.

B. Councilmember Cordero presented a Proclamation recognizing Saturday, November 24, 2018, as "Small Business Saturday" in the City of Santa Maria, and encouraging all residents and businesses to shop at small businesses and support local retail. Glenn Morris, CEO of the Santa Maria Valley Chamber of Commerce, accepted the Proclamation.

C. City Manager Stilwell presented the "Going the Extra Mile (GEM)" Award to Rosa (Rosie) Rojo, Community Programs Manager with the Special Projects Division in the Community Development Department, in recognition of her time and talent coordinating local resources to help an elderly veteran continue to have homeowner's insurance.

2 PUBLIC COMMENT PERIOD

Mike Judge, representing the owners of Casa Grande and Buena Vista Mobile Home Parks, let the Council know that he was working with the mobile home parks to collaborate with tenants regarding rent control.

3 CONSENT CALENDAR

Consent Calendar Items 3A-3I were approved as presented by one motion, including the adoption of Resolution Nos. 2018-125, 2018-126, 2018-127, 2018-128, 2018-129, and 2018-130.
Moved by Councilmember Moats, seconded by Councilmember Cordero.
Motion carried unanimously. 3-0

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Waived full readings.
Moved by Councilmember Moats, seconded by Councilmember Cordero.
Motion carried unanimously. 3-0.

B. Approve the Minutes of the regular City Council Meeting of November 6, 2018.

Action: Minutes were approved as submitted.

C. Accept as complete the public landscaping and irrigation improvements associated with Heritage at Westgate Ranch, Tract 5969, Phases 3 & 4, and:

a) Authorize the release of a Faithful Performance Bond [#4401302] in the original amount of $254,683.22 posted in the form of a Surety to guarantee the installation of public landscaping and irrigation improvements; and

b) Order that the Contractor, Labor, and Material Bond in the amount of $127,341.61 and the Landscape Maintenance Bond in the amount of $15,089.20 be retained for six (6) months and one (1) year, respectively, from the date of the release of the Faithful Performance Bond for Landscaping and Irrigation Improvement.

Accept as complete the public landscaping and irrigation improvements associated with Heritage at Westgate Ranch, Tract 5969, Phases 5 & 6, and:

a) Authorize the release of a Faithful Performance Bond [#4403818] in the original amount of $479,586.70 posted in the form of a Surety to guarantee the installation of public landscaping and irrigation improvements; and

b) Order that the Contractor, Labor, and Material Bond in the amount of $239,793.35 and the Landscape Maintenance Bond in the amount of $42,977.90 be retained for six (6) months and one (1) year, respectively, from the date of the release of the Faithful Performance Bond for Landscaping and Irrigation Improvements.

Action: Accepted, release authorized, and direction given.

D. Adopt a Resolution approving the Tentative Parcel Map for Maria Teresa Herrera to create two residential lots on a 0.3 acre site in a PD/R-3 (Planned Development/High Density Residential) district at 305 N. East Avenue.

Action: Approve the Tentative Parcel Map for Maria Teresa Herrera. Adopted as Resolution No. 2018-125.

E. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Payment of Warrants.

F. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Payment of Payroll.

G. Adopt a Resolution approving the submission of a regional grant application in conjunction with the Santa Barbara City Fire Department for Airport Firefighter Training.

Action: Approve the submission of a regional grant application. Adopted as Resolution No. 2018-126.

H. Adopt a Resolution supporting the Santa Barbara County Association of Governments' exemption from the State's Congestion Management Program.

Action: Approve the submission from the State's Congestion Management Plan. Adopted as Resolution No. 2018-127.

I. Adopt resolutions of annexation and assessment for the Northeast, Northwest, and Southwest Landscape Maintenance Districts.

a) Adopt a Resolution of annexation and assessment for East Chapel Car Wash in the Northeast Landscape Maintenance District.

b) Adopt a Resolution of annexation and assessment for West Cook Street Duplex in the Northwest Landscape Maintenance District.

c) Adopt a Resolution of annexation and assessment for TrailersPlus in the Southwest Landscape Maintenance District.

Action: Annex and assess parcels into the Northeast, Northwest, and Southwest Landscape Maintenance Districts. Adopted as Resolution Nos. 2018-128, 2018-129, and 2018-130, respectively.

4 PUBLIC HEARING

A. **GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE AT 1141 WEST COX LANE.** The City Council considered a recommendation of the Planning Commission to review a General Plan Land Use Policy Map designation of the 1.3 acres **FROM** LDR-5 (Low Density Residential) **TO** HDR-22 (High Density Residential); and amend the Zoning Map for 1.3 acres **FROM** R-1 (Single-Family Residential) **TO** PD/R-3 (Planned Development/High-Density Residential) zoning district for the Cox Bungalows Project.

At its regular meeting of October 17, 2018, the Planning Commission voted 3-0-2 (Absent: Commissioners Lopez and White-O'Neill) to recommend that the City Council approve the General Plan Land Use Amendment and Zone Change.

Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report. The Cox Bungalow project is a 30-unit affordable senior housing project that would have a community center and exercise area. It is located at 1141 Cox Lane, just east of Blosser and north of Donovan. The project has been approved by the Planning Commission and needs City Council approval of the rezone to proceed. There was an existing single-family ranch house on the property and the site was surrounded by single-family homes. The land across Blosser was being used for agriculture. The required parking would allow for 12 spaces, 10 for residents, 1 for an on-site manager, and 1 for a resident services employee. The proposed plans provide for 15 spaces with the extras being for guests. Required landscaping was exceeded with 36 percent of the property being landscaped where only 20 percent was required to be landscaped. The project had been designed so that the proposed design would complement the surrounding structures.

Applicant comments

Laurie Tamura of Urban Planning Concepts and Joe Halsell of Halsell Builders described the project further. The units will be single-story, 557 square feet in size with one bedroom, a small kitchenette, and one bathroom. All of the units are handicapped accessible, including the showers. The project was one of the few planned for the northwest portion of the City.

In response to Councilmember Moats questions, Ms. Tamura responded that the units would be for one to two people, and the on-site manager would be responsible for implementing the rules for visitor stays.

Councilmember Cordero commented that the project was on the SMOOTH and SMAT bus lines for transportation.

Ms. Tamura responded that Dial-A-Ride and various home delivery services would be available to residents.

Ms. Tamura responded to Mayor Patino's question about the walls around the project for security, that only the front block wall had been removed to allow enough space for walkways to the front units and for aesthetics.

Public hearing
Mayor Patino opened the public hearing at 6:11 p.m., and having no requests to speak, immediately closed the hearing.

Council discussion
Councilmember Moats said he believed the project would be great for the City and neighborhood.

Councilmember Cordero stated he had had ex-parte communications with the developers. He also spoke in support of the project.

Action: Adopt a Resolution amending the Land Use Policy Map for approximately 1.3 acres located at 1141 West Cox Lane. Adopted as Resolution No. 2018-131.
Moved by Councilmember Michael Moats, seconded by Councilmember Mike Cordero.
Motion carried unanimously. 3-0.

Action: Introduce Ordinance No. 2018-11 for first reading, and continue to the next meeting for second reading and adoption, amending the Official Zoning Map on approximately 1.3 acres located at 1141 West Cox Lane. Introduced as Ordinance No. 2018-11.
Moved by Councilmember Michael Moats, seconded by Councilmember Mike Cordero.
Motion carried unanimously. 3-0.

B. **GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE AT 2210 PREISKER LANE.** The City Council considered a recommendation of the Planning Commission to review a General Plan Land Use Map Amendment designation of 6.2 acres **FROM** FS (Freeway Service) **TO** CC (Community Commercial); and a Zoning Map Amendment **FROM** PD/FS (Planned Development/Freeway Service) **TO** PD/C-2 (Planned Development/General Commercial) zoning district for Carpenters Local 1800 Training Corporation.

At its regular meeting of October 17, 2018, the Planning Commission voted 2-1-2 (Noes: Commissioner Hernandez; Absent: Commissioners Lopez and White O'Neill) to recommend that the City Council approve the General Plan Land Use Amendment and Zone Change.

Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report. The project location is between Preisker Lane, North Broadway, and Highway 101. To the north of the site is Boomers and to the south of the site is a hotel under construction. The site is surrounded by other residential uses. The site is currently only zoned for Freeway Service (hotels, restaurants, etc.) and the applicant would like to change that to Community Commercial. The project would create two lots with 32,500 square feet of building and 16.8 percent landscaping. Parking needs would be met with 69 available spaces. The building would be a vocational training facility for the Carpenters Local 1800 Training Corporation. During the Planning Commission meeting, there was some concern expressed about the amount of traffic the project might bring to the Preisker/North Broadway area.

Applicant comments
CJ Horstman, representing MW Architects, explained that the project would be a trade - training facility for local residents and those from surrounding communities. Traffic should not be a problem as the facility would be for locals and not bringing a lot of people into town.

Councilmember Cordero asked what the tentative date of construction would be.

Mr. Horstman responded that the goal was to finalize the project in 2019.

Applicant, Keith Baker, added that the funding had been earmarked for this training facility for many years.

Mayor Patino asked how many people would be trained when the facility reached its capacity.

Mr. Baker responded that 30 to 50 people would participate in the 4-year program. There would also be a pre-apprentice program offered to youth in the community.

Councilmember Cordero asked if other businesses would be able to use the facility or if it would be in use year-round.

Mr. Baker responded that the facility would be in use from 7:30 a.m. to 4:00 p.m. Outside of those hours, it could be made available to others. Also, if the City needed it for a couple of days, arrangements could be made with the training classes.

Public hearing
Mayor Patino opened the public hearing at 6:30 p.m., and having no requests to speak, immediately closed the public hearing.

Council discussion
There was no further discussion.

Action: Adopt a Resolution approving the General Plan Land Use Map amendment for the Carpenters Union Training Facility Project (GPZ2018-0002), 2210 Preisker Lane. Adopted as Resolution No. 2018-132.
Moved by Councilmember Michael Moats, seconded by Councilmember Mike Cordero.
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Action: Introduce Ordinance No. 2018-12 for first reading, and continue to the next meeting for second reading and adoption, amending the official Zoning Map for Carpenters Union Training Facility Project (GPZ2018-0002), 2210 Preisker Lane. Introduced as Ordinance No. 2018-12.
Moved by Councilmember Michael Moats, seconded by Councilmember Mike Cordero.
Motion carried unanimously. 3-0.

C. **ENERGY EFFICIENCY PROJECT.** The City Council considered approving an agreement with Pacific Gas & Electric Company's Sustainable Solutions Turnkey Program, and authorizing the City Manager to enter into a service agreement for the Energy Efficiency Project.

Assistant City Manager Wiemiller gave a presentation as detailed in the Council Agenda Report. In 2017, City spent over $2.4 million on electricity. The City Council had previously supported actions to reduce energy usage and costs (street lighting retrofits, parking structure lighting upgrade, building climate controls, etc.)

To explore additional savings possibilities, the City conducted a Request for Qualifications (RFQ) from qualified firms and selected PGE's Sustainable Solutions Turnkey (SST) program. PG&E selected Southland Energy and Michael K. Nunley & Associates to partner with in preparing the assessment of the City. The SST program consists of 4 phases: 1) Feasibility Discussion; 2) Preliminary Energy Assessment; 3) Investment Grade Audit; and 4) Finance and Implementation.

The first two phases were completed with no cost to the City other than staff time. Preliminary Energy Assessment identified 16 potential projects including: 1) a 600 kW cogeneration facility at City's Wastewater Treatment Plant; 2) a 3 MW cogeneration facility at City's Landfill; 3) a 2 MW photovoltaic solar array near Donovan Road and Suey Crossing; and 4) building, parking, sports field lighting retrofits, swimming pool covers, HVAC upgrades, and irrigation.

Expected economic benefits to City would be to: 1) reduce General Fund expenses by $1,000,000/year; 2) generate $3,500,000/year in net new revenue from renewable resources; 3) create a blended simple payback across all identified projects estimated at less than 6.5 years; 4) create a savings that would make debt payments and be cash flow positive for the entire financing period; 5) bring in an estimated $1,800,000 in annual positive cash flow in the first year of post-

project operations; and 6) bring in an estimated $31,000,000 of total cumulative positive cash flow over the life of the project.

The next step would be to conduct the Investment Grade Audit. That phase would provide more concise engineering and 30 percent design documents. This would be the point where the City would need to make an investment of $528,000 ($141,680 from the General Fund, $166,420 from the Wastewater Treatment Facility, and $219,900 from the Landfill).

Staff would return to City Council after completion of Phase 3 for review, and approval of Phase 4, the project implementation.

Councilmember Cordero asked if there was an anticipated duration of the project.

Assistant City Manager Wiemiller responded that different components would have different lifespans. Some could run 30 years depending on what they were, solar panels and cogen facilities, for example.

Councilmember Moats asked where the incoming money would go and what swimming pools would be included.

Assistant City Manager Wiemiller responded that part of the cogen funds would stay with the landfill and its customers, the other part with the wastewater treatment plant. The Paul Nelson pool would be the only pool covered.

Public hearing
Mayor Patino opened the public hearing at 6:42 p.m.

Dave Cross, representing the Chamber of Commerce and the Energy Watch Partnership, encouraged the Council to go forward, and thanked the City for its support of the item. The revenue and savings would continue on far into the future.

Mayor Patino closed the public hearing at 6:43 p.m.

Council discussion
There was no further Council discussion.

Action: Adopt a Resolution authorizing the City to enter into an agreement to implement an investment grade audit as part of Pacific Gas & Electric Company's Sustainable Solutions Turnkey Program. Adopted as Resolution No. 2018-133.
Moved by Councilmember Mike Cordero, seconded by Councilmember Michael Moats.

REPORT BY CITY MANAGER
City Manager Stilwell reported that the next Regular City Council Meeting would be December 4, 2018. Items on the agenda would include a retirement resolution for Public Works Director Steve Kahn, a no-stopping zone near Marian Hospital, an appeal of the traffic mitigation fees for car dealerships, a subdivision in-lieu fee adjustment for the Towbes Group, and a community presentation by Fighting Back Santa Maria Valley regarding e-cigarettes and vaping.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)
Councilmember Cordero reported he attended the bi-monthly CAC meeting; the Veterans Memorial Ceremony; the Haydon Events Center Dedication; a Community Fireworks Meeting; an H-2A Community forum; and a meeting with developer Laurie Tamura and builder Joe Halsell.

Councilmember Moats had no reportable AB1234 meetings. He also extended his congratulations to Councilmember-Elect, Gloria Soto.

Mayor Patino announced that the Fill the Boot for MDA event raised over $23,000 in donations, exceeding last year's donations by over $6,000. She also reported that she attended the Marian Foundation CEO Roundtable; a Mayors and City Managers meeting in Solvang; the Veterans Memorial Ceremony; the Haydon Events Center Dedication; a Task Force Meeting with the Santa Maria CHP and Caltrans; a Community Fireworks Meeting; a Homelessness Action Plan Community Meeting; the SBCAG monthly board meeting; and an H-2A Community Forum.

ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 6:52 p.m.

Approved at a regular meeting on December 4, 2018.

M. Beth Cleary
Deputy City Clerk and ex officio Clerk
of the City Council

Attest:

M. Beth Cleary
Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria